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Stag Brewery HIA - 2020 Update

A Report by Hatch Regeneris
July 2020

Stag Brewery HIA - 2020 Update

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1. Introduction

- 1.1 This *Health Impact Assessment (HIA)* has been prepared by *Hatch Regeneris* as a revised submission document to the original *Health Impact Assessment* submitted under Applications A, B and C (refs. 18/0547/FUL, 18/0548/FUL and 18/0549/FUL) ('the Applications'), in respect of the former Stag Brewery Site in Mortlake ('the Site') within the London Borough of Richmond Upon Thames ('LBRuT'). The Applications are for the comprehensive redevelopment of the Site. This document has been prepared on behalf of Reselton Properties Limited ('the Applicant'). A summary of the Applications is set out below:
- Application A – hybrid planning application for comprehensive mixed-use redevelopment of the former Stag Brewery site consisting of:
 - i. Land to the east of Ship Lane applied for in detail (referred to as 'Development Area 1' throughout); and
 - ii. Land to the west of Ship Lane (excluding the school) applied for in outline (referred to as 'Development Area 2' throughout).
 - Application B – detailed planning application for the school (on land to the west of Ship Lane).
 - Application C – detailed planning application for highways and landscape works at Chalkers Corner.
- 1.2 This document replaces the original *HIA*.
- 1.3 The Applications were submitted in February 2018 to LBRuT. The Applications are related and were proposed to be linked via a Section 106 Agreement. In May 2019, a package of substitutions was submitted to LBRuT for consideration, which sought to address comments raised by consultees during determination. On 29 January 2020, the Applications were heard at LBRuT's Planning Committee with a recommendation for approval. This scheme is thereafter referred to as "the Original Scheme".
- 1.4 The Committee resolved to grant Applications A and B, and refuse Application C. The granting of Applications A and B was subject to the following:
- Conditions and informatives as set out in the officer's report, published addendum and agreed verbally at the meeting;
 - Amendments to the Heads of Terms and completion of a Section 106 Legal Agreement which was delegated to the Assistant Director to conclude;
 - No adverse direction from the Greater London Authority ('GLA'); and
 - No call in by the Secretary of State for Housing, Communities and Local Government.
- 1.5 The Applications have been referred to the GLA and the Mayor has given a direction that he will take over the determination of the Applications and act as local planning authority in relation to all three applications.
- 1.6 The Applicant has engaged with the GLA in respect of the proposed amendments to the scheme, referred to throughout this document as the 'Revised Scheme'. As a result of these discussions, a number of changes have been made to the scheme proposals which are summarised as follows:

- Increase in residential unit provision from up to 813 units (this includes the up to 150 flexible assisted living and / or residential units) to up to 1,250 units;
 - Increase in affordable housing provision from up to 17% to up to 30%;
 - Increase in height for some buildings, of up to three storeys compared to the Original Scheme;
 - Change to the layout of Buildings 18 and 19, conversion of Block 20 from a terrace row of housing to two four storey buildings;
 - Reduction in the size of the western basement, resulting in an overall reduction in car parking spaces of 186 spaces, and introduction of an additional basement storey beneath Building 1 (the cinema);
 - Other amendments to the masterplan including amendments to internal layouts, relocation and change to the quantum and mix of uses across the Site, including the removal of the nursing home and assisted living in Development Area 2;
 - Landscaping amendments, including canopy removal of four trees on the north west corner of the Site; and
 - Associated highways works may be carried out on adopted highways land.
- 1.7 The submission documents have tested an affordable housing provision of 30%. However, it should be noted that the final affordable housing level is subject to further viability testing and discussions with the GLA.
- 1.8 Minor amendments have also been made to the road and pedestrian layouts for the school (Application B). No other amendments are proposed to Application B. No amendments are proposed to the physical works proposed under Application C, although alternative options within the highway boundaries for mitigating the highway impact of the amended proposals have been assessed within the relevant substitution documents for Applications A and B and are the subject of ongoing discussions with the GLA and TfL.
- 1.9 A more detailed summary is included within the Planning Statement Addendum and Design and Access Statement Addendum submitted with the Revised Scheme documents.
- 1.10 These changes are being brought forward as substitutions to Applications A, B and C (refs. 18/0547/FUL, 18/0548/FUL and 18/0549/FUL), which are related applications (to be linked via a Section 106 Agreement).
- 1.11 It is important to note that no changes are proposed to the physical works proposed under Application C – the only change to this application is that the supporting documents (which include all documents submitted under Applications A and B) have been updated in the context of the proposed changes to the scheme as sought under Applications A and B. Application C was resolved to be refused by LBRuT at Committee on 29 January 2020. As a result, whilst the works proposed in Application C are still an available option, the Applicant has progressed alternative approaches for addressing and mitigating the impacts on surrounding highways, and these have been tested within the relevant substitution documents for Applications A and B. All of these options are subject to ongoing discussions and testing with TfL. They are all within the existing highway boundaries and if agreed would not, in themselves, require planning consent.
- 1.12 Accordingly, Application C remains ‘live’ within this substitution package.
- 1.13 The remainder of this section includes a brief overview of the updated policy background, the assessment methodology and a review of the updated local context. Section 2 of this report comprises the updated assessment.

Policy Background

- 1.14 Since the submission of the HIA, the revised National Planning Policy Framework (NPPF) has been published. This retains the relevant priorities identified in the earlier HIA, but there have been slight changes in document references:
- The NPPF states clearly that sustainable development should promote a social objective that includes supporting ‘strong, vibrant and healthy communities’ (para. 8b). It states also at paragraph 8b that the social objective of the planning system is to foster ‘a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being’.
- 1.15 The NPPF (2019) includes specific aims for the promotion of healthy and safe communities, the most relevant of which are:
- The promotion of social interaction through the design of neighbourhoods and accessibility within them;
 - Safe and accessible places which minimise the adverse effects of crime, disorder and the fear of crime on community cohesion;
 - Places which enable and support healthy lifestyles, particularly where this would address identified local health and well-being needs, referring to green infrastructure, sports facilities, shops, access to healthy foods, allotments and layouts to encourage walking and cycling (para. 91).
- 1.16 At the London level, the current London Plan (2016, Policy 3.2 Improving health and addressing health inequalities) indicates that the Mayor will take account of the potential impact of development proposals on health and health inequalities within London and that *‘the impacts of major development proposals on the health and wellbeing of communities should be considered, for example through the use of Health Impact Assessments (HIA)’*. The Draft London Plan was issued in July 2019 with changes resulting from the Examination in Public. Health priorities are set out in Policy GG3 (Creating a Healthy City) which specifies that:
- ‘the potential impacts of development proposals and development plans on the mental and physical health and wellbeing of communities, in order to mitigate any potential negative impacts, maximise potential positive impacts, and help reduce health inequalities, for example through the use of Health Impact Assessments’.*
- 1.17 There has been no further update to Richmond’s Local Plan. This state (see **Policy LP30: Health and Wellbeing**) that a Health Impact Assessment must be submitted with all major development proposals. According to the Local Plan, a HIA should assess the health impacts of a development, identifying mitigation measures for any potential negative health impacts as well as measures for enhancing any potential positive impacts.

Assessment Methodology

- 1.18 There have been no changes to the assessment methodology from the submitted HIA. For completeness, the methodology is set out below.
- 1.19 The Council’s ‘Guidance on Health Impact Assessments, Planning, June 2017’ suggests the level of detail required will be dependent on the scale of the development and/or type of development. It also indicates that the HIA should identify both potential harms to be mitigated as well as positive aspects of the development. The guidance refers to the London Healthy Urban Development Unit (HUDU) and the Rapid Health Impact

Assessment Tool which has been designed to assess the likely health impacts of development plans and proposals.

- 1.20 The online National Planning Practice Guidance also refers to health impact assessment (HIA) as a useful tool to assess and address the impacts of development proposals (paragraph ref 53-004-20140306). The process looks at the positive and negative impacts of a development as well as assessing the indirect implications for the wider community.
- 1.21 Taking into account both local and national planning guidance, this assessment uses the HUDU's Rapid HIA tool to assess the health impacts of the Proposed Development.
- 1.22 The Rapid HIA tool includes 11 different categories, which influence the health and well-being of an area. It does not identify all issues related to health and wellbeing but focuses on the built environment and issues directly or indirectly influenced by planning decisions. The 11 categories are described in Table 1.1 below.

Table 1.1 Health Determinants	
Health Determinant	Potential Health Impacts
Housing quality and design	Access to decent and adequate housing is critically important for health and wellbeing, especially for the very young and very old. Environmental factors, overcrowding and sanitation in buildings as well as unhealthy urban spaces have been widely recognised as causing illness since urban planning was formally introduced. Post-construction management also has impact on community welfare, cohesion and mental wellbeing.
Access to healthcare services and other social infrastructure	Strong, vibrant, sustainable and cohesive communities require good quality, accessible public services and infrastructure. Access to social infrastructure and other services is a key component of Lifetime Neighbourhoods. Encouraging the use of local services is influenced by accessibility, in terms of transport and access into a building, and the range and quality of services offered. Access to good quality health and social care, education (primary, secondary and post-19) and community facilities has a direct positive effect on human health. Opportunities for the community to participate in the planning of these services has the potential to impact positively on mental health and wellbeing and can lead to greater community cohesion.
Access to open/green space.	Providing secure, convenient and attractive open/green space can lead to more physical activity and reduce levels of heart disease, strokes and other ill-health problems that are associated with both sedentary occupations and stressful lifestyles. There is growing evidence that access to parks and open spaces and nature can help to maintain or improve mental health. The patterns of physical activity established in childhood are perceived to be a key determinant of adult behaviour; a growing number of children are missing out on regular exercise, and an increasing number of children are being diagnosed as obese. Access to play spaces, community or sport facilities such as sport pitches can encourage physical activity. There is a strong correlation between the quality of open space and the frequency of use for physical activity, social interaction or relaxation.
Air quality, noise and neighbourhood amenity	The quality of the local environment can have a significant impact on physical and mental health. Pollution caused by construction, traffic and commercial activity can result in poor air quality, noise nuisance and vibration. Poor air quality is linked to incidence of chronic lung disease (chronic bronchitis or emphysema) and heart conditions and asthma levels of among children. Noise pollution can have a detrimental impact on health resulting in sleep disturbance, cardiovascular and psycho-physiological effects. Good design and the separation of land uses can lessen noise impacts.
Accessibility and active travel	Convenient access to a range of services and facilities minimises the need to travel and provides greater opportunities for social interaction. Buildings and spaces that are easily accessible and safe also encourage all groups, including older people and people with a disability, to use them. Discouraging car use and providing opportunities for walking and

	cycling can increase physical activity and help prevent chronic diseases, reduce risk of premature death and improve mental health
Crime reduction and community safety	Thoughtful planning and urban design that promotes natural surveillance and social interaction can help to reduce crime and the 'fear of crime', both of which impacts on the mental wellbeing of residents. As well as the immediate physical and psychological impact of being a victim of crime, people can also suffer indirect long-term health consequences including disability, victimisation and isolation because of fear. Community engagement in development proposals can lessen fears and concerns. New environmental impact assessment regulations entering into force in 2017 require consideration of any significant effects arising from the vulnerability of the proposed development to major accidents or disasters that are relevant to that development.
Access to healthy food	Access to healthy and nutritious food can improve diet and prevent chronic diseases related to obesity. People on low incomes, including young families, older people are the least able to eat well because of lack of access to nutritious food. They are more likely to have access to food that is high in salt, oil, energy-dense fat and sugar. Opportunities to grow and purchase local healthy food and limiting concentrations of hot food takeaways can change eating behaviour and improve physical and mental health.
Access to work and training	Employment and income is a key determinant of health and wellbeing. Unemployment generally leads to poverty, illness and a reduction in personal and social esteem. Works aids recovery from physical and mental illnesses.
Social cohesion and lifetime neighbourhoods	Friendship and supportive networks in a community can help to reduce depression and levels of chronic illness as well as speed recovery after illness and improve wellbeing. Fragmentation of social structures can lead to communities demarcated by socio-economic status, age and/or ethnicity, which can lead to isolation, insecurity and a lack of cohesion. Voluntary and community groups, properly supported, can help to build up networks for people who are isolated and disconnected, and to provide meaningful interaction to improve mental wellbeing. Lifetime Neighbourhoods places the design criteria of Lifetime Homes into a wider context. It encourages planners to help create environments that people of all ages and abilities can access and enjoy, and to facilitate communities that people can participate in, interact and feel safe.
Minimising the use of resources	Reducing or minimising waste including disposal, processes for construction as well as encouraging recycling at all levels can improve human health directly and indirectly by minimising environmental impact, such as air pollution.
Climate change	There is a clear link between climate change and health. The Marmot Review is clear that local areas should prioritise policies and interventions that 'reduce both health inequalities and mitigate climate change' because of the likelihood that people with the poorest health would be hit hardest by the impacts of climate change. Planning is at the forefront of both trying to reduce carbon emissions and to adapt urban environments to cope with higher temperatures, more uncertain rainfall, and more extreme weather events and their impacts such as flooding. Poorly designed homes can lead to fuel poverty in winter and overheating in summer contributing to excess winter and summer deaths. Developments that take advantage of sunlight, tree planting and accessible green/brown roofs also have the potential to contribute towards the mental wellbeing of residents.

Source: HUDU Rapid Impact Assessment Tool, October 2019, Fourth Edition

- 1.23 For each health determinant, the rapid HIA tool has been completed drawing on revised and updated documents such as the Environmental Impact Assessment (EIA), Design and Access Statement (DAS), Transport Statement (TS), Energy Statements and community engagement responses. These documents provide the detailed information in terms of the method of assessing impacts for each of the specialist areas. Where appropriate, these documents have been referenced and supplemented with information from discussions with the appropriate technical leads for each of the specialist areas.

- 1.24 The HIA covers a wide range of health determinants and outcomes and is a qualitative assessment, rather than quantitative. The potential health impacts are described as outlined in Table 1.2 below, based on broad categories for the identified qualitative impacts. Actions have been identified to mitigate any negative impact on health and opportunities to enhance health benefits where relevant have also been identified. For the most part, these measures already form part of the Proposed Development and have been identified within the ES or supporting statements.

Table 1.2 HIA Impact Categories

Positive	A beneficial impact is identified
Neutral	No discernible health impact is identified
Negative	An adverse impact is identified
Uncertain	Where uncertainty exists as to the overall impact

Source: HUDU Rapid Impact Assessment Tool, 2019, Fourth Edition

Local Context

- 1.25 The Site is situated in within the Mortlake and Barnes Common ward (MBC ward), LBRuT. The Socio-Economics Chapter of the ES provides data and analysis on the profile of the local population within the MBC ward as well as the borough and London. Since completion of the HIA, there have been a number of new data releases which do not fundamentally change the baseline position, but which have been updated as follows:
- According to the 2011 census, there were around 11,000 people living in the MBC ward having increased by around 10% since 2001. This was above the rate of growth in population experienced by LBRuT as a whole (8.5%) but below the London average (14%) for the same period.
 - The profile of the population in MBC ward is similar to that of LBRuT as well as London. Around 68% of the population in the ward are of working age, which is slightly higher than that of LBRuT (66.7%) and slightly lower than London (69.1%).
 - The most recently produced population projections (2016-based Sub-National Population Projections (SNPP)) are not available below local authority level, but indicate that for the LBRuT, the population is expected to increase by around +7% between 2020 and 2034, or 14,000 in absolute terms. The 65+ age group is expected to see the greatest percentage change with an increase of +38% compared to +3% for the working age population.
 - According to data from the Annual Population Survey (APS) in 2018 economic activity rates for LBRuT stood at 80.7% compared to 78.2% for London. The unemployment rate measured by the APS data was 2.8%, lower than the London average of 4%.
 - Skills levels in LBRuT are well above the London average with 66.7% of the working age population qualified to Level 4+ compared to around 5.3% for London. Furthermore, 63% of the population are employed in managerial and professional occupations compared to just under 44% for London.
 - Up to date labour market information is not available for MBC ward as the APS does not provide data at a sub-District level. The last available data is from the Census 2011 which suggests the MBC ward performs slightly above the LBRuT average with higher skills levels and economic activity levels.

- 1.26 No new Joint Strategic Needs Assessment (JSNA) for the LBRuT has been issued since the May 2019 HIA. The key data used in the original HIA, and the areas for improvement the JSNA identifies, continue to be:
- Life expectancy at birth is 81.9 (1.9 years higher than London) in LBRuT for men and 85.9 (1.87 years higher than London) for women;
 - LBRuT is the safest borough in London for violent crime and 4th safest out of 32 boroughs for crime overall;
 - LBRuT has above average level of green space per head of population and is 2nd out of 33 boroughs for bike journeys per day;
 - The borough has the highest rate of volunteering in London; and
 - Above average levels of education attainment and skills;
- 1.27 Despite this positive performance, the JSNA identifies areas where improvements are required, such as:
- **Maximising prevention opportunities** - the estimated number of people in LBRuT with unhealthy behaviours is substantial;
 - **Reducing health inequalities** - issues include lower levels of life expectancy for men, high levels of child poverty, variations in educational attainment with ethnicity and those on free school meals, high health costs of the homeless and the high number of unpaid carers in the community;
 - **Minimising harms and threats to health** - issues include maternal health, vaccination coverage, family context, sexual health, well-being and mental health, cancer screening levels, air quality and noise pollution; and
 - **Planning for demographic change and promoting independence** - issues include the ageing population, prevalence of long-term health conditions, growth in young people and associated demand for school places and preventable emergency hospital admissions.
- 1.28 In addition to the above issues, consultation with the Richmond NHS Clinical Commissioning Group and reference to the CCG Strategy and LBRuT Infrastructure Delivery Plan (IDP) has highlighted that a priority within the Borough is to expand care in the community.
- 1.29 The CCG are working towards increasing the number of community-based health services, rather than hospitals, closer to where people live. LBRuT CCG are working with Hounslow & Richmond Community Health NHS Trust to establish multi-disciplinary hub teams which will work in the community to address future health care demands

2. Assessment

2.1 This section presents an updated version of the assessment within the submitted HIA.

Table 2.1 Housing Quality and Design				
Assessment criteria	Relevant	Details/ evidence	Potential health impact	Recommended mitigation or enhancement measures
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4 (2)?	Yes	The Detailed Design and Access Statement (D&A Statement) prepared by Squires and Partners and the Addendum (March 2020) confirms that all apartments within Development Area 1 have been designed to comply with the Lifetime Homes Standards. The Design and Access Statement Volume 3: Design Code (November 2019) also confirms that 90% of all new build housing in Development Area 2 will meet Building Regulation Requirement M4 (2) with the remaining 10% meeting requirement M4 (3)	Positive	Reserved matters application to confirm the proposed standards for Development Area 2.
Does the proposal address the housing needs of older people, ie assisted living, lifetime homes and wheelchair accessible homes?	Yes	As stated above, the D&A Statement confirms that apartments in Development Area 1 and 2 will comply with the Lifetime Home Standards. The Design Code indicates that 10% of the apartments in Development Areas 1 and 2 will meet Building Regulation M4 (3) and are capable of being adapted for wheelchair accessibility. The proposals will meet the requirements of the Building Regulations and Code of Practice in relation to the needs of disabled people. The D&A Statement confirms that the lifetime accommodation needs of an ageing population, young families, children, minorities and the disabled have been addressed through the design of the Proposed Development's scale and community provisions, and in particular its access and connectivity.	Positive	Reserved matters application to confirm the proposed standards for Development Area 2 Use Class C3 accommodation.
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	Yes	The principle of providing flexible accommodation which meets the lifetime accommodation needs of older and disabled people has informed the evolution of the designs for the site to date and will continue to do so. As already noted, the D&A Statement confirms that 10% of apartments in Development Area 1 and 2 will be adaptable for wheelchair accessibility.	Neutral	Reserved matters application to confirm the proposed standards for Development Area 2 Use Class C3 accommodation.
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	Yes	The Development includes provision of up to 1,250 dwellings ranging from 1 bedroom to 4-bedroom flats and 4-bedroom houses. Around 70% of the dwellings will have two or more bedrooms responding to Local Policy requirement for family sized housing. Up to 30% of the units by habitable room will be affordable ranging in size from 1 to 4 bedrooms.	Positive	Reserved matters application to confirm the unit mix within Development Area 2.

Does the proposal contain homes that are highly energy efficient (eg a high SAP rating)	The Sustainability Statement confirms the Development Area 1 is targeting a BREEAM 'Excellent' rating for residential refurbishment at the Maltings. Overall, the Proposed Development is anticipated to achieve a 20.0% reduction in regulated CO2 emissions beyond the requirements of the Building Regulations Part L (2013) 'baseline' Is this now also true of Dev area 2?	Neutral	No further mitigation measures required
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Table 2.2 Access to Healthcare Services and Other Social Infrastructure

Assessment criteria	Relevant	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
Does the proposal retain or re-provide existing social infrastructure?	Yes	Existing social infrastructure on the Site comprises solely of Watney's Sports ground playing fields which has been used as private access only and not open to the public. This will be lost as part of the Development. However, the playing fields will be re-provided via the proposed Secondary School on Site which includes 10,305 m2 of play space as a semi-enclosed informal play space at roof level, an indoor sports hall and activity studio, an external Multi Use Games Area (MUGA) to the west of the school building and a full sized artificial all weather playing pitch with spectator facilities to the south of the school building. A Community Use Agreement will enable local groups, teams, clubs, organisations and bodies the opportunity to use the external play pitch, indoor sports hall and MUGA of the school out of school hours.	Positive	No additional mitigation measures are required
Does the proposal assess the impact on healthcare services?	Yes	The Updated Socio-Economics Chapter of the Environmental Statement (ES) assesses the potential impact on GP primary healthcare services. It finds that the Proposed Development will increase pressure on local health services, however, there is some existing capacity in GP surgeries within 1 mile of the Development. In addition, the separate Culture and Community Assessment prepared by Hatch Regeneris assesses the capacity and impact on intermediate health care services and finds that pressure will also be increased on these services.	Negative	Community Infrastructure Fund generated by the Development or funds via S106 agreement may be required to offset pressure on existing providers.
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	No	N/A	N/A	N/A
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. schools,	Yes	The Updated Socio Economics Chapter of the ES assesses the existing capacity and impact of the proposed Development on Early years, Primary and Secondary education providers. The Chapter finds the Development will yield additional early years, primary	Neutral/ Negative	

social care and community facilities?		<p>years and secondary years aged children with the total estimated number of children ranging between 326 and 645. The provision of a 6FE secondary school on site will mitigate the demand arising for secondary school places across all Development scenarios. Whereas capacity for additional Primary and Early years places may be insufficient and additional mitigation measures may be required.</p> <p>The proposed Development also proposes a range of other social infrastructure such as open space and leisure and community space and heritage (through preservation of existing listed building and assets.)</p> <p>The Updated Socio Economics Chapter of the ES together with the updated Culture and Community Assessment prepared by Hatch Regeneris assesses the existing capacity and impact of the proposed Development on community facilities. Together they find that existing capacity is sufficient, and that onsite provision will help to offset any adverse effects generated by the scheme.</p>		Negotiations via S106 agreement may be required to improve the capacity of local early years and primary school providers.
Does the proposal explore opportunities for shared community use and colocation of services?	Yes	A Community Use Agreement has been submitted with the application and will enable local groups, teams, clubs, organisations and bodies the opportunity to use the external play pitch, indoor sports hall and MUGA of the school out of school hours	Positive	No additional mitigation measures required

Table 2.3 Access to Open Space and Nature

Assessment criteria	Relevant	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
Does the proposal retain and enhance existing open and natural spaces?	Yes	<p>As described in the Socio-Economics chapter of the ES, the Site currently has no publicly accessible open space provision. The Development would result in the loss of 2.06 ha of private open space (Watney's Sports Ground playing fields) but would provide a total of 4.18 ha of publicly accessible open space, including 3.06ha of OOLTI qualifying space. Overall, the amenity space throughout the Site (for Applications A and B) amounts to 4.75ha i.e. 51% of the Site area.</p> <p>The Development also includes the upgrade of the existing towpath and the provision of a new flood wall, helping to enliven and activate the riverside space.</p>	Positive	No additional mitigation measures required
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	Yes	The Socio Economics Chapter of the ES found despite there being no publicly accessible open space on the Site the surrounding area is well served by open space of all forms. The Site is not within an area 'poorly provided with public open space' as identified on LBRuT's Proposals Map.	Positive	No additional mitigation measures required

		<p>4.18ha of publicly accessible open space would be provided throughout the Development. A new 'green link' would dissect the Stag Brewery component of the Site east of Ship Lane and provide a large public open space which would link Mortlake Green to the riverside.</p> <p>Large areas of public realm would be provided between buildings to the west of Ship Lane. A new public community park would be provided to the south of new school and north of the Lower Richmond Road within the Stag Brewery component of the Site west of Ship Lane.</p> <p>The Development will also include a series of paved access and circulation paths for pedestrians and cyclists, seating and play facilities distributed throughout the site, open grassed areas and planting and shade and feature trees. Pockets of open space within the streetscape layout, a community park and various public squares and plazas are interspersed within the masterplan, accentuating activity zones and opportunities for gathering, outdoor recreation and public activities focussed on major community use areas and retained heritage features.</p>		
Does the proposal provide a range of play spaces for children and young people?	Yes	<p>The Development includes provision of up to 5,968m² GEA of children's play space with a further 10,993m² GEA of play space provided as part of the 6FE Secondary School bringing total on-Site provision of up to 16,961m². The Socio-Economics chapter of the ES confirms this more than sufficient to accommodate additional demand arising from the Development.</p> <p>Play facilities for different age groups are positioned within residential courtyards, parks, plazas and open space areas throughout the Development, to achieve the required areas of play and the distribution related to residential units, as follows:</p> <ul style="list-style-type: none"> • Doorstep Play (0-4yrs) within 100 m of residential units; • Local Play space (5-11yrs) 400 m of residential units; • Neighbourhood Space (12+yrs) 800 m of residential units; and • Play on the way (all ages). <p>Play elements and facilities are provided in a range of forms within the public and private realms of the Development, including designated and fenced playgrounds, unfenced but contained play spaces with a range of play elements and carer seating, topographic variation and play opportunities in the landscape (within planting areas) and 'play on the way' elements within circulation spaces and public realm areas. This provision and distribution of play facilities within the Development has been</p>	Positive	No additional mitigation measures required

		developed in line with the GLA Population Calculator (2019) and the LBRuT (Planning Obligations SPD 2014).		
Does the proposal provide links between open and natural spaces and the public realm?	Yes	In line with the aspirations of the Stag Brewery Planning Brief, a new 'green link' will dissect the eastern side of the site and provide a large open space which will link Mortlake Green to the riverside. The green link will culminate at the Maltings Plaza, a new large public square which has been designed to connect to the surrounding buildings, the green link and the riverside. It is also proposed to provide a new riverside walk which would reach from Maltings Plaza to Bulls Alley. These works, along with the proposed works to upgrade the existing towpath and the provision of a new flood wall, will help to enliven and activate the riverside space. Through provision of a network of green open spaces and street tree planting across the site, the masterplan contributes to the green infrastructure of the local area and creates new linkages and extensions of tree planting and open space facilities within the area. A fundamental element of the masterplan is to provide additional links into and through the site to access the river and tow path. The new layout and built form integrates a number of 'street' links through the site from Lower Richmond Road and Mortlake High Street and public access is also provided through the building plots and residential courtyards between the buildings.	Positive	No additional mitigation measures required
Are the open and natural spaces welcoming and safe and accessible for all?	Yes	The Landscape D&A Statement (Gillespies) confirms that pedestrian access within the site has been designed to meet the needs of disabled people, creating a barrier free environment. It is also proposed that all pedestrian routes will comply with relevant standards including layout, lighting and signage.	Positive	No mitigation measures required
Does the proposal set out how new open space will be managed and maintained?	Yes	A Framework Estate Management Plan submitted with the Application sets out the suggested approach to site management, including the management and maintenance of open space. A final plan will be required as part of a Planning Condition or Section 106 Agreement.	Neutral	Detailed Estate Management Plan to be agreed and finalised as part of Planning Condition or Section 106 Agreements.

Table 2.4 Air Quality and Noise

Assessment criteria	Relevant	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	Yes	<p>It is intended that contractors for the School (Application B) and the Masterplan (Application A) and Chalkers Corner (Application C) will comply with The Control of Dust and Emissions during Construction and Demolition SPG, and will also be required to identify potential sources of dust and other air pollution and ensure appropriate dust control measures are implemented.</p> <p>It is also intended that the main contractor will register under the Considerate Constructors Scheme and achieve a best practice score, in order to achieve the associated BREEAM credits. The Detailed D&A Statement confirms a number of measures will be taken during the construction period to mitigate noise; these include:</p> <ul style="list-style-type: none"> • Use of hoarding during construction period • Use of modern, quiet and well-maintained machinery • Exhaust silencers to be fitted to construction vehicles • Works would be limited to the specified hours • Liaison with the occupants of adjacent properties most likely to be affected by noise or vibration • Positioning plant as far away from residential property as physically possible • Appropriate plant noise emission limits have been set for building services and plant 	Negative/Neutral	Implementation of mitigation measures identified in Chapter 9 and 10 of the ES
Does the proposal minimise air pollution caused by traffic and energy facilities?	Yes	<p>The Sustainability Statement confirms the Proposed Development will be serviced through the provision of CHP engines with appropriate NOX abatement technologies located across three dedicated energy centres (2 for the Masterplan and 1 for the School), supported by additional gas boilers.</p> <p>The boilers will be selected with low NOx emissions to reduce the impact on local air quality. Chapter 10 of the ES confirms that computer modelling has been undertaken to assess the impact of the Development on local air quality (from transport emissions and emissions from the proposed energy centre). An interim assessment was completed, and the masterplan designed to ensure air quality conditions are suitable for future users. The results show with the Development in place, the effects to all existing sensitive receptors would be 'negligible' and therefore insignificant.</p>	Neutral	Implementation of mitigation measures identified in Chapter 10 of the ES

		<p>Overall, the Development introduces measures that would benefit local air quality e.g. electric vehicle charging points; cycle routes and pedestrian ways; new car club spaces etc.</p> <p>An Air Quality Assessment with further details of receptors, significance of effects and appropriate mitigation measures has been carried out in Chapter 10 of the ES.</p>		
Does the proposal minimise noise pollution caused by traffic and commercial uses?	Yes	<p>Noise attenuation measures will be incorporated on-site where required, to ensure that any noise generated by equipment or services will not generate a source of noise pollution or negatively impact the surrounding area. The Detailed D&A Statement confirms these include:</p> <ul style="list-style-type: none"> • Procurement of 'quiet' non-tonal plant • Locate plant and air vents away from sensitive receptors • Acoustic enclosures/acoustic fencing • In-duct attenuators • Acoustic louvres • Isolation of plant from building structures • Managing deliveries and servicing requirements of retail, office and leisure tenants and managing hours of operation of the for any servicing areas and loading bays • <p>The Site is located in an area with a high level of background noise. High efficiency mechanical ventilation will be available to provide ventilation to the spaces in addition to the option to use natural ventilation. This will aid noise attenuation as occupants will not be reliant on opening windows to maintain good indoor air quality and control internal temperatures.</p> <p>A Noise Assessment with further details of receptors, significance of effects and appropriate mitigation measures has been carried out in Chapter 9 of the ES.</p>	Negative	Implementation of mitigation measures identified in Chapter 9 of the ES

Table 2.5 Accessibility and Active Travel

Assessment criteria	Relevant	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
Does the proposal prioritise and encourage walking (such as through shared spaces?)	Yes	The Transport Assessment (PBA) and associated Addendums (May 2019 and March 2020) confirm the access strategy gives priority to both pedestrian and cycle movement. The proposals include the provision of a new 20 mph zone along the A3003 frontage and on Sheen Lane, to the north of the railway crossing together with new pedestrian crossing facilities over Mortlake High Street and Lower Richmond Road and enhanced provision at the Chalkers Corner junction to access the TfL Quiet Way scheme. These measures are in accordance with the Planning Brief. Within the Site itself, priority for pedestrian and cycling movement is achieved by limiting vehicular access and movement at ground level and by carefully managing the movement of service vehicles.	Positive	Implementation, on-going monitoring and review of the Framework Travel Plan (PBA)
Does the proposal prioritise and encourage cycling (for example by providing secure cycle parking, showers and cycle lanes)?	Yes	As noted above, the Development prioritises both cycling and pedestrian movement both in accessing the Site and within the Site itself. The Transport Assessment and associated Addendums confirms provision of high-quality cycle parking has been accorded a high priority. The volume of cycle parking will at least meet the minimum standards required by the GLA (draft New London Plan) and design will be in accordance with the principles set out in the London Cycling Design Standards. For the Detailed Application, cycle parking for residents, and long-term parking for the non-residential uses will be provided within secure locations within the basement. This will include a cycle hub providing showers and changing facilities. Cycle access to the basement will be either via one of the two access ramps or via a bespoke cycle lift. For the Outline application the majority of parking will again be provided within the basement car parks but with short stay provision and provision for non-standard bikes at within the landscaping. Cycle parking for the school will be provided in accordance with the requirements for the number of pupils and staff.	Positive	Implementation, on-going monitoring and review of the Framework Travel Plan (PBA)
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	Yes	Access routes will be created throughout the Site and will link the eastern part of the site to the western part of the site (and beyond), Mortlake Green and from Mortlake. Key features include the creation of a wide access route between Lower Richmond Road and the riverside which is then linked to Mortlake station through a relocated pedestrian crossing and new pedestrian route through Mortlake Green. The development would also provide a new “high street” to the east of Ship lane running parallel to Mortlake High Street which also act as part of a new east	Positive	Implementation, on-going monitoring and review of the Framework Travel Plan (PBA)

		<p>to west cycle route that will link Clifford Avenue in the west with Mortlake High Street at the eastern end of the Site and will provide direct access to the new secondary school.</p> <p>The Transport Strategy and associated addendums (May 2019 and March 2020)), prepared by PBA the Landscape D&A Statement (and associated addendums (May 2019 and March 2020)), prepared by Gillespies demonstrate how the on-site proposals link into the wider networks serving the area.</p>		
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	Yes	<p>The on-site access strategy is complemented by proposals to introduce a 20-mph zone along the Lower Richmond Road – Mortlake High Street frontage as well as onto the northern end of Sheen Lane.</p> <p>The Chalkers Corner Proposals aim to improve the capacity of the main highway access into Mortlake in order to help address concerns regarding traffic congestion at this location. The proposals also improve pedestrian and cycle access at this key location including provision of a wider pedestrian island within the lower Richmond arm of the junction.</p> <p>As part of the scheme TfL have requested the provision of a bus stop clearway on the westbound Lower Richmond Road approach to the junction to replace the existing simple flag stop. This will allow buses to pull into the kerb which currently they are not able to do and will provide a safer bus stop environment.</p> <p>Within the Site itself the access strategy gives priority to pedestrian and cycle movement. Priority for pedestrian / cycle movement is achieved by limiting vehicular access and movement at ground level and by carefully managing the movement of service vehicles</p>	Neutral	Implementation, on-going monitoring and review of the Framework Travel Plan (PBA)
Is the proposal well connected to public transport, local services and facilities?	Yes	<p>The Transport Assessment notes the Site currently has an overall PTAL rating of 1, however, it has been agreed with TfL that in reality the rating should be 2. The Transport Strategy demonstrates the wide variety of locations that can be easily accessed from the Site and the interchange facilities available which provide easy access to the wider strategic network serving London and the wider South East Region. The rail services from Mortlake provide for easy access to a very extensive area through interchange at Clapham Junction, Richmond, Victoria or Waterloo whilst the various bus services that serve the area provide links to a very extensive area of London and again provide access to a number of important strategic interchanges, including Hammersmith.</p>	Neutral	Implementation, on-going monitoring and review of the Framework Travel Plan (PBA)
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	Yes	<p>The Transport Assessment, associated Addendums and Framework Travel Plan (PBA) considers that the amount of car parking should reflect an appropriate balance between providing adequate parking in this location and encouraging more sustainable modes of travel (cycling and public transport).</p>	Neutral	Implementation, on-going monitoring and review of the Framework Travel Plan (PBA)

		Overall 482 spaces are proposed, which has been agreed as appropriate by TFL and is well within London Plan standards for a development in Outer London. As a minimum, the requirements of the London Plan will be met in terms of the provision of electric charging points. Alternative car club providers have been approached and they have confirmed that they are interested in providing a car club service at this development. The car club is proposed to be located on Ship Lane so as to be in a central location within the site to serve both the residential and non-residential uses		
Does the proposal allow people with mobility problems or a disability to access buildings and places?	Yes	<p>The D&A Statement confirms design will be developed to ensure that appropriate standards for accessibility are met to fulfil reasonable expectations for inclusive design and to ensure that the aims of the Disability Discrimination Act 1995 are met. According to the Detailed D&A Statement, the main entrances will have a 'level' threshold approach. Any slopes to the public realm areas are designed to a maximum of 1:22 or better for short distances. Where ramps are used to accommodate level changes these are always integrated into the landscaping design in an inclusive way. The main entrances will be clearly highlighted using larger areas of glazing and signage and doors will be power assisted. All thresholds will be flush throughout. Entrance halls will be acoustically treated to reduce reverberation time and reception desks designed to be suitable for wheelchair users.</p> <p>In residential blocks, access to vertical circulation is directly from each block's entrance area and clearly visible from the entrance lobby. All routes are a minimum of 1500mm wide and all stairs a minimum of 1000mm wide and compliant with Part M. The lift doors will be colour contrasted and each lift designed to standards in BS8300-2009 in relation to size, handrail, finishes and controls. Each level will be clearly identifiable via voice annunciation and LED display.</p> <p>The Transport Assessment Addendum confirms priority will be given to the mobility impaired in the allocation of parking spaces, accordingly 10% have been identified as disabled spaces.</p>	Positive	Implementation, on-going monitoring and review of the Framework Travel Plan (PBA)

Table 2.6 Crime Reduction and Community Safety

Assessment criteria	Relevant	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
Does the proposal incorporate elements to help design out crime?	Yes	<p>The D&A statement confirms that consultation has been undertaken with the Metropolitan Police Secure by Design officers. The design has been formulated to comply with the general principles of Secured by Design (SBD). A number of measures to reduce or minimise crime will be (or have been) implemented, these include:</p> <ul style="list-style-type: none"> • Ground floor level private garden areas will be provided behind railings in order to clearly define private space and to provide a more secure threshold to ground floor level dwellings. • The publicly accessible landscaped areas will be designed to avoid areas that are hidden from view. • Main entrances to residential buildings will be from well-lit main streets and or pedestrian routes through the site. • Basement level car parking will have a management strategy that limits access to the basement level during evening hours. • Further security measures include CCTV and access control. 	Neutral	No mitigation measures required
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	Yes	<p>The Development would animate and activate the Site and the mix of uses would mean there would be a new residential population as well as employees and visitors to the Site, in short, the whole site will be publicly open and accessible. The proposed mix and layout of land uses, high street and publicly accessible spaces would provide active frontages at ground floor level and encourage activity at all times throughout the day. This would maximise natural surveillance, thereby reducing the opportunity for crime and improving perceptions of safety.</p> <p>Furthermore, the Development would include pedestrian routes through the Site which would open the Site improving access and permeability in and around the Site. This would help to ensure a safe environment for pedestrians.</p> <p>The D&A statement confirmed a standalone Lighting Masterplan was submitted with the original application and the overall strategy has been developed in conjunction with the landscape and public realm to allow extended use of amenity spaces and safety and security throughout the site.</p>	Neutral	No mitigation measures required
Does the proposal include attractive, multi-use public spaces and buildings?	Yes	<p>A wide variety of different types of open space, public amenity and recreational areas are proposed as part of the development, which will be fully accessible to the public and provide public spaces for community interaction.</p>	Positive	No mitigation measures required

Has engagement and consultation been carried out with the local community?	Yes	The Statement of Community Involvement (February 2018) confirms that consultation has been carried out with the local community at all stages of the Masterplan Evolution in order to build awareness, initiate contact and engage with the wider community, obtain current opinions and address issues and concerns.	Positive	No further mitigation measures required
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Table 2.7 Access to Healthy Food

Assessment criteria	Relevant	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
Does the proposal facilitate the supply of local food, ie allotments, community farms and farmers' markets?	Yes	The Site does not contain any existing spaces for growing food. Dwellings in Development Area 1 will be provided with rooftop gardens, terraces and balconies to allow the growth of food-related plant species if desired. To the south of the proposed Secondary School there is land which can be utilised for food growing.	Positive	Further consideration via Reserved Matters application of how amenity areas in Development Area 2 could also be used for food growing.
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	Yes	The Development includes provision of 5,023 sq. m floorspace which is being applied for flexibly but will include a minimum provision of 1,313 sq. m Use Class A1. Other uses are likely to include A2, A3 and A4 retail space as part of the flexible use floorspace element of the Development, along with B1 and D1 uses and a boathouse. Maximum caps are proposed for each Use Class to encourage a mix and range of uses. Each cap on floorspace use is not large and there will likely be a range of units of a relatively small size. This approach will allow flexibility and enable the scheme to better respond to local demand.	Neutral	No further mitigation measures required.
Does the proposal avoid contributing towards an overconcentration of hot food takeaways in the local area	No	No Use Class A5 floorspace is proposed as part of the Development	N/A	N/A

Table 2.8 Access to Work and Training

Assessment criteria	Relevant	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	Yes	The Updated Socio Economics chapter of the ES finds that the construction investment would support up to 1,195 workers per annum during the Works. A Local Area Agreement is required by the adopted Local Plan and would help to ensure residents have access to these job opportunities. During the operational phase, the ES Chapter finds that the proposed Development would support up to 349 net FTE jobs within the borough These jobs will provide opportunities for residents to access employment across a wide range of occupations and sectors.	Positive	Measures to target local employment during Site preparation and construction to be secured through a Section 106 agreement.

Does the proposal provide childcare facilities?	No	The Development does not currently include provision of built in childcare facilities. The Updated Socio Economics chapter of the ES found there to be adequate provision at present, but that in the future pressure on capacity will increase, the scale of which will depend on the Development scenario that occurs.	Neutral/Negative	Contributions may be required via planning conditions in order to improve the capacity of existing providers where necessary.
Does the proposal include managed and affordable workspace for local businesses?	Yes	The Development will include up to 5,532 sq. m (GIA) of dedicated Use Class B1 business space, 10% of which will be affordable. As part of the flexible floorspace element of the scheme, further Use Class B1 floorspace could be provided up to a maximum of 2,200 sq. m.	Positive	Detailed design of flexible floorspace uses to be agreed controlled via planning condition.
Does the proposal include opportunities for work for local people via local procurement arrangements?	Yes	In line with Policy LP29 of the Local Plan publication version, the Applicant intends to secure a Local Employment Agreement during the construction phase of the Development.	Positive	Local Employment Agreement to be secured as part of S106 agreement for the construction phase.

Table 2.9 Social Cohesion and Lifetime Neighbourhoods

Assessment criteria	Relevant	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
Does the proposal connect with existing communities, i.e layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	Yes	The network of open spaces and range of different community facilities throughout the site have been designed to encourage social interaction. This will be complemented by the proposed access points and network of walking and cycling routes which will link existing communities with new leisure and recreation facilities.	Positive	No mitigation measures required.
Does the proposal include a mix of uses and a range of community facilities?	Yes	The Development includes a wide range of different uses including residential, commercial, leisure, and education and as well as a range of open space and play space facilities, including provision for children and young people. As part of the flexible use provision, there is potential for a maximum of 1,148 sq m of GIA of community space.	Positive	Detailed design of flexible use units to be agreed via planning condition.
Does the proposal provide opportunities for the voluntary and community sectors?	Yes	The Development includes up to a maximum 1,148 sq. m GIA of community space as part of the flexible floorspace provision. The Development also includes 10,305 sq. m of play space associated with the school and comprising a semi-enclosed informal play space at roof level, an indoor sports hall and activity studio, an external Multi Use Games Area and a full sized artificial all-weather playing pitch with spectator facilities. A Community Use Agreement has been submitted with the application which will enable local groups, teams, clubs, organisations and bodies to use the external	Positive	Planning condition to control the type, amount and nature of community floorspace as part of the flexible floorspace designation.

		play pitch, indoor sports hall, activity studio and MUGA of the school out of school hours. In addition, the variety of open space provided as part of the Development will be accessible to all and could be used by local community groups with interests in nature, wildlife, exercise etc		
Does the proposal address the principles of Lifetime Neighbourhoods?	Yes	The Development addresses the following principles of lifetime neighbourhoods: Access: multiple pedestrian and cycling routes will be provided throughout the site, which will enable residents to get out and about and connect with people and services in the immediate neighbourhood and beyond. Pedestrian access within the site has been designed to meet the needs of disabled people by creating a barrier free environment. Services and amenities: The Development includes new retail and commercial floorspace which will provide local amenity and employment opportunities and complement the existing offer in Mortlake. Built and natural environments: the proposals aspire to meet Secure by Design standards by providing safe and welcoming environments (although not yet certified). The proposals provide good access to a range of different types of open space which will promote social interaction and active lifestyles. Social networks/wellbeing the proposals do not directly outline how opportunities for learning/training, social interaction and volunteering will be encouraged. However (as described above) the range of different uses and types of open space will provide an environment for these types of activities to take place. Housing: The Development includes a mix of different house types and sizes, a proportion of which will be affordable housing and will be suitable to meet a diverse range of needs.	Positive	Planning Conditions (in relation to Development Area 1) and Reserved matters application (in relation to Development Area 2) to specify in more detail how it addresses the principles of lifetime neighbourhoods. Specifically, the application should: <ul style="list-style-type: none"> • Demonstrate that the design is SBD certified • Ensure there is safe and affordable access to key amenities including banks, shops, and key employment centres • Specify the provision of affordable housing by tenure

Table 2.10 Minimising Use of Natural Resources

Assessment criteria	Relevant	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
Does the proposal make best use of existing land?	Yes	The Masterplan has been designed to respond to the context in which it sits and to bring back in to use a redundant industrial site to provide a new village heart for Mortlake. The D&S statement confirms the Masterplan responds to various environmental constraints to ensure development only takes place where it can be found acceptable. All new buildings will be on previously developed land and optimises the use of the land making efficient use of it.	Positive	No additional mitigation measures required

Does the proposal encourage recycling (including building materials)?	Yes	The D&S statement and associated Addendums confirm that materials are selected for durability and functionality as well as appearance. Where feasible, materials will utilise recycled and recyclable materials and techniques and minimise energy and resource use throughout their lifecycle. A Resource Management Plan (RMP) will be produced that will outline how recycling of construction, demolition and excavation material can be maximised and reused on site. Recyclable waste storage will be provided for the occupants to manage their operational waste.	Neutral	No mitigation measures required
Does the proposal incorporate sustainable design and construction techniques?	Yes	The Sustainability Statement notes a number of sustainable design features. Building elements will be selected in accordance with the BRE Green Guide to Specification, with the aim of selecting elements in the range A+ to C to minimise environmental impact. All timber used at the Proposed Development will be FSC certified and where possible and practicable materials will be locally sourced. Buildings will be designed to achieve high levels of energy efficiency and will include a number of efficiency reduction measures. Measures to include renewable energy and low carbon technologies are confirmed in the Sustainability Strategy, including PV arrays.	Neutral	No mitigation measures required

Table 2.11 Climate Change

Assessment criteria	Relevant	Details/evidence	Potential health impact	Recommended mitigation or enhancement measures
Does the proposal incorporate renewable energy?	Yes	The Sustainability Statement confirms the inclusion of on-site renewable energy generation has been assessed. In respect of the Outline Application, it is anticipated that a PV array with a total area of 520m ² would be provided on the roof area of the Proposed Development. Based on the solar irradiance data for London, an array of this size would generate approximately 57,200kWh of electricity per annum, reducing CO ₂ emissions by 30tonnes per annum. This is equivalent to a reduction in regulated CO ₂ emissions of 1.0% beyond the Building Regulations Part L (2013) 'baseline' for the anticipated emissions of the Proposed Development. Further opportunities to increase the area of the PV array will be provided in the reserved matters submission(s). A total solar PV system size in the region of 520m ² array area will be included in Development Area 1 for Application A of the Proposed Development.	Neutral	Reserved matters application to identify further opportunities to increase the area of the PV array in relation to Development Area 2.

		Based on the solar irradiance data for London, an array of this size would generate approximately 57,200kWh of electricity per annum, reducing CO2 emissions by 30.0 tonnes per annum. This is equivalent to a reduction in regulated CO2 emissions of 2.6% beyond the Building Regulations Part L (2013) 'baseline' on the CO2 emissions of Phase 1.		
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, i.e. ventilation, shading and landscaping?	Yes	<p>The Sustainability Statement confirms the building will contribute to the adaption and mitigation of the effects of climate change, designed to enable sunlight access, and to minimise overshadowing and adverse wind conditions.</p> <p>The Detailed D&A statement indicates that Development Area 1 will aim to maximise sun light and day light via the following measures:</p> <ul style="list-style-type: none"> • Ground floor level units sit flush with outer face of upper level balconies to avoid overshadowing of fenestration • Living/ kitchen windows provided on outer face of buildings (at all levels) to avoid overshadowing of fenestration by projecting balconies • Play space has been distributed in landscaped areas that receive greater amounts of light <p>In addition, the Proposed Development has been designed in accordance with the cooling hierarchy to minimise cooling demand and limit the likelihood of high internal temperatures. Mitigation measures such as suitable glazing ratio and g-value, appropriate ventilation levels and minimisation of internal heat gains will be implemented. Through these measures, relevant areas of the Proposed Development will achieve compliance with Criterion 3 of the Building Regulations Part L (2013).</p>	Neutral	Reserved matters application to identify detailed design measures for Development Area 2.
Does the proposal maintain or enhance biodiversity?	Yes	<p>The D&S statement confirms it is proposed to implement extensive green / brown roof systems on a number of the buildings with flat roofs, exploiting the ecological potential of upper levels and to provide biodiversity and energy benefits, as well as contributing to stormwater drainage and short-term attenuation storage.</p> <p>Each roof will be seeded with plant species collected from the site or nearby, to boost local endemic habitat and foraging for local species. Certain features will be introduced to maximise potential for biodiversity and habitat for target species. These will include log piles, slabs or twigs gathered from the local area, combined with bird and bat boxes noted below. Where possible, the substrate depth will be varied to provide opportunities for small pools of water to collect on the roof.</p> <p>New planting will be incorporated close to the river edge, responding to the existing flora located in the community park to the south of the proposed School.</p>	Positive	No mitigation measures required

Does the proposal incorporate sustainable urban drainage techniques	Yes	The D&A statement confirms surface treatments in the public and private realm are proposed as predominantly permeable, with soft landscape, turf and grasses, together with permeable pavements of gravel (self-binding or bonded) as a contrast to hard paving surfaces. Paved areas will be designed where feasible to drain into tree pits and planting areas, providing natural watering and assisting infiltration and storage of stormwater. A designed 'rain garden' forms a landscape feature within the central Green Linear Park, draining one side of the pavement directly into a planted storage 'trench' which ultimately connects to the stormwater attenuation system. This feature provides an effective sustainable drainage system while creating an obvious sustainable feature in the public realm, accentuating the visibility of sustainable measures taken in the development.	Neutral	No mitigation measures required
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3. Summary/Conclusions

- 3.1 The HIA has been conducted where the findings can be used to inform the evolution of the design for the Detailed and Outline elements of the Applications as well as when the application as a whole progresses to the reserved matters stage.
- 3.2 At this stage, the findings suggest that the Development will lead to a number of positive health impacts. The key positive impacts are as follows:
- **Housing:** The Development will provide up to 1,250 residential units of varying size and tenure making a contribution to the borough's annual housing target as well as helping to meet local demand for family housing, affordable housing and housing for the older population.
 - **Social Infrastructure:** The Development includes provision of education, leisure and community uses therefore improving the current provision of social infrastructure in the local area.
 - **Improved access to open space and nature:** The Site currently has no publicly accessible open space provision. The Development would result in the loss of 2.07 ha of private open space but would provide a total of 3.89 ha of publicly accessible open space. Overall, the amenity space throughout the Site amounts to 4.57 ha i.e. 51% of the Site's area.
 - **Pedestrian and Cycling Activity:** The Development prioritises pedestrian and cycling modes of travel, both in terms of accessing the Site and within the Site itself.
 - **Access to work and training:** The construction phase of the Development will generate demand for up to 1,195 construction workers per annum over an 8-year period. A local Employment Agreement will ensure that local residents have access to these employment opportunities. Once completed, the Development will generate long term employment opportunities 349 net FTE's across a range of different occupations and sectors.
 - **Best use of existing land:** The Masterplan has been designed to respond to the context in which it sits and to bring back in to use a redundant industrial site to provide a new village heart for Mortlake. The D&S statement confirms the Masterplan responds to various environmental constraints to ensure development only takes place where it can be found acceptable. All new buildings will be on previously developed land and optimises the use of the land making efficient use of it.
- 3.3 The HIA has identified a number of mitigation or enhancement measures which should be considered during the determination period and controlled by agreed planning conditions and for within the reserved matters stage of Development Area 2. The key measures are:
- Further consideration and detail via reserved matters (Development Area 2) on how the designs for housing will meet Lifetime Home Standards
 - Planning conditions will be used to control the type and nature of the proposed flexible uses
 - Development of a Travel Plan in line with the principles and timelines set out in the Transport Assessment which will promote sustainable modes of transport whilst providing adequate parking facilities.

- An application for SBD certification. The feedback received should influence the detailed design of the site and ensure that crime and anti-social behaviour is minimised and that local residents feel secure
- Further consideration and detail on the waste reduction techniques, recycling and renewable technologies which will be incorporated into the designs for Development Area 2
- Detailed Estate Management Plan to be agreed and finalised as part of Planning Condition or Section 106 Agreements.
- Implementation of all embedded mitigation and mitigation measures proposed in the chapters of the ES



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